HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: September 2018

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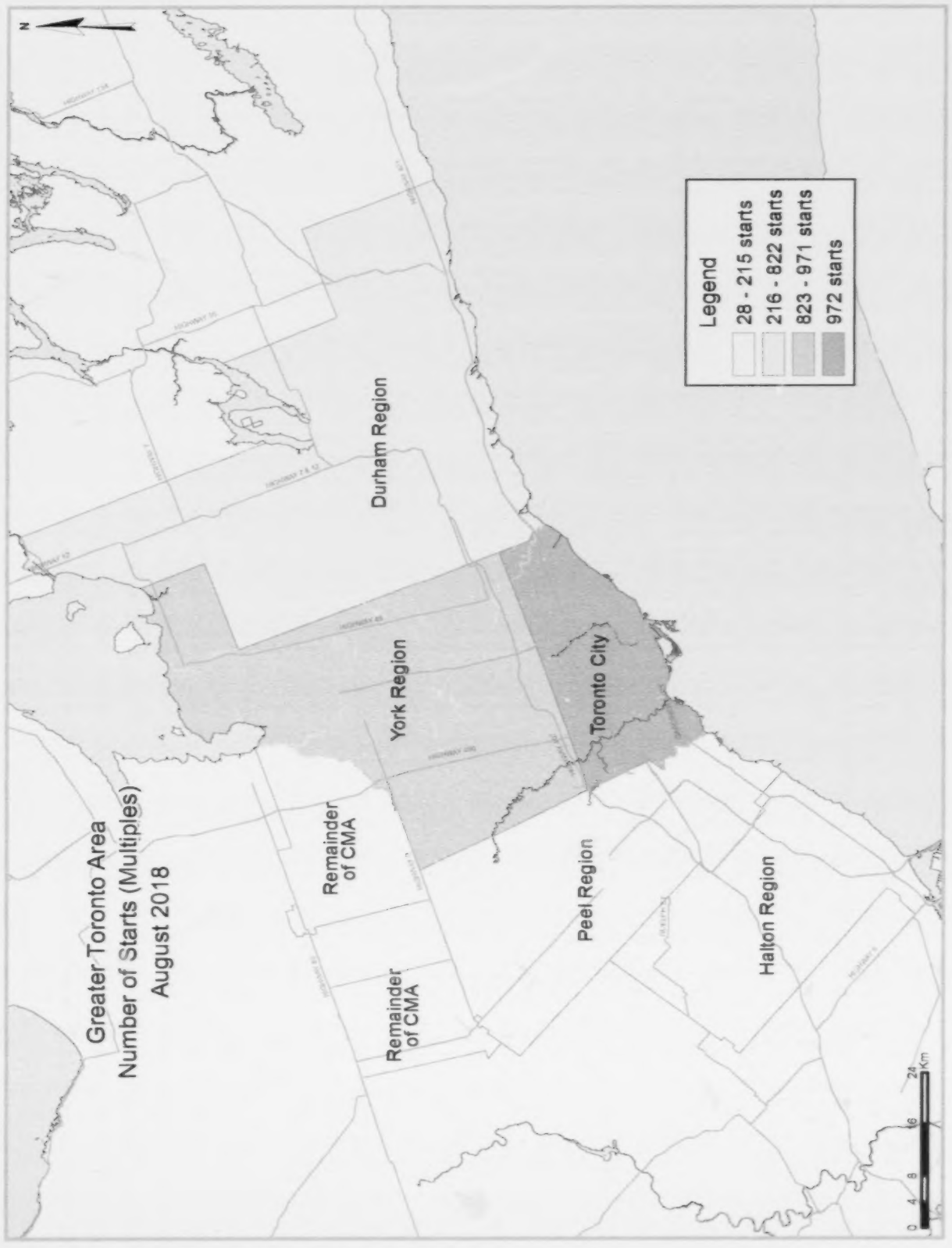
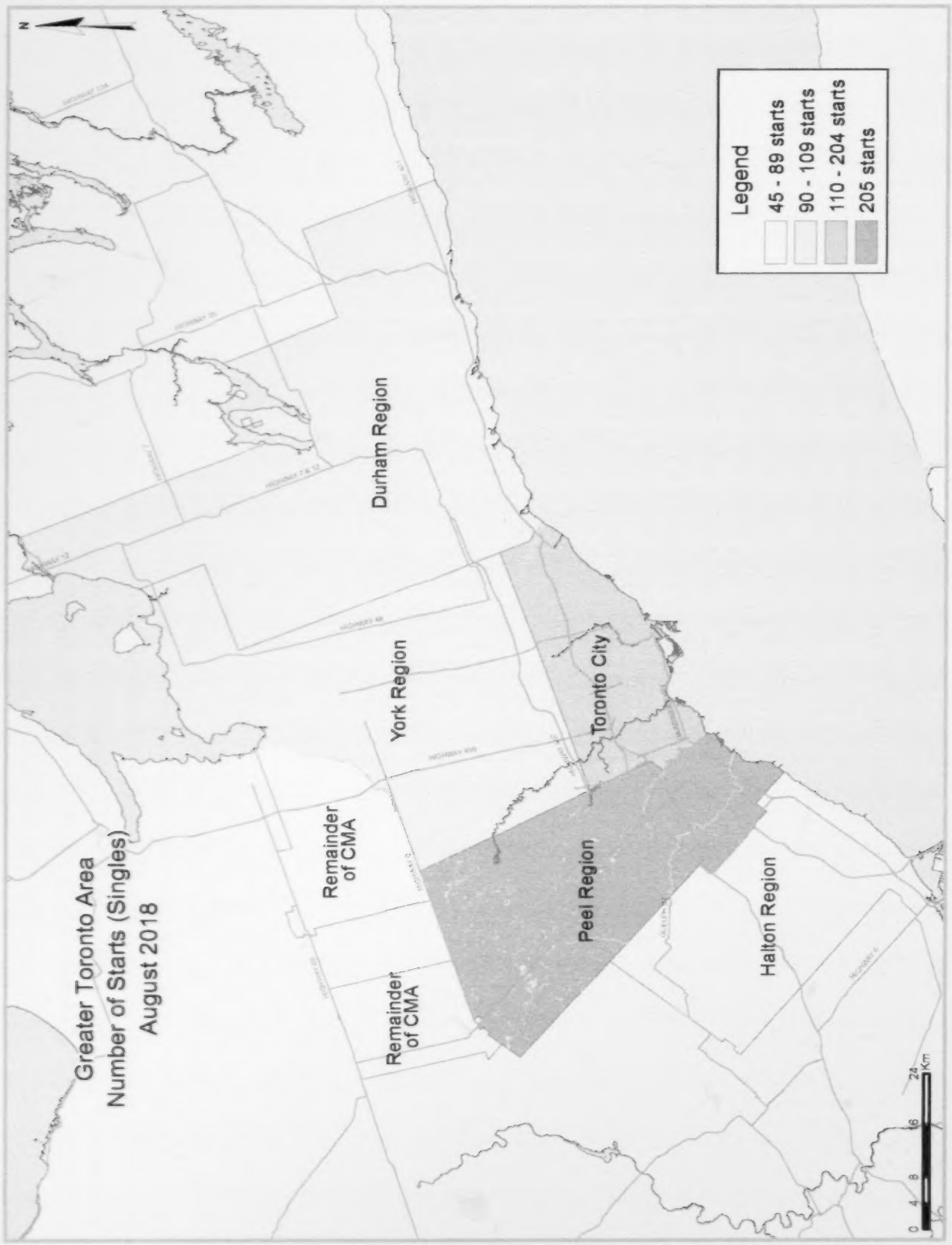
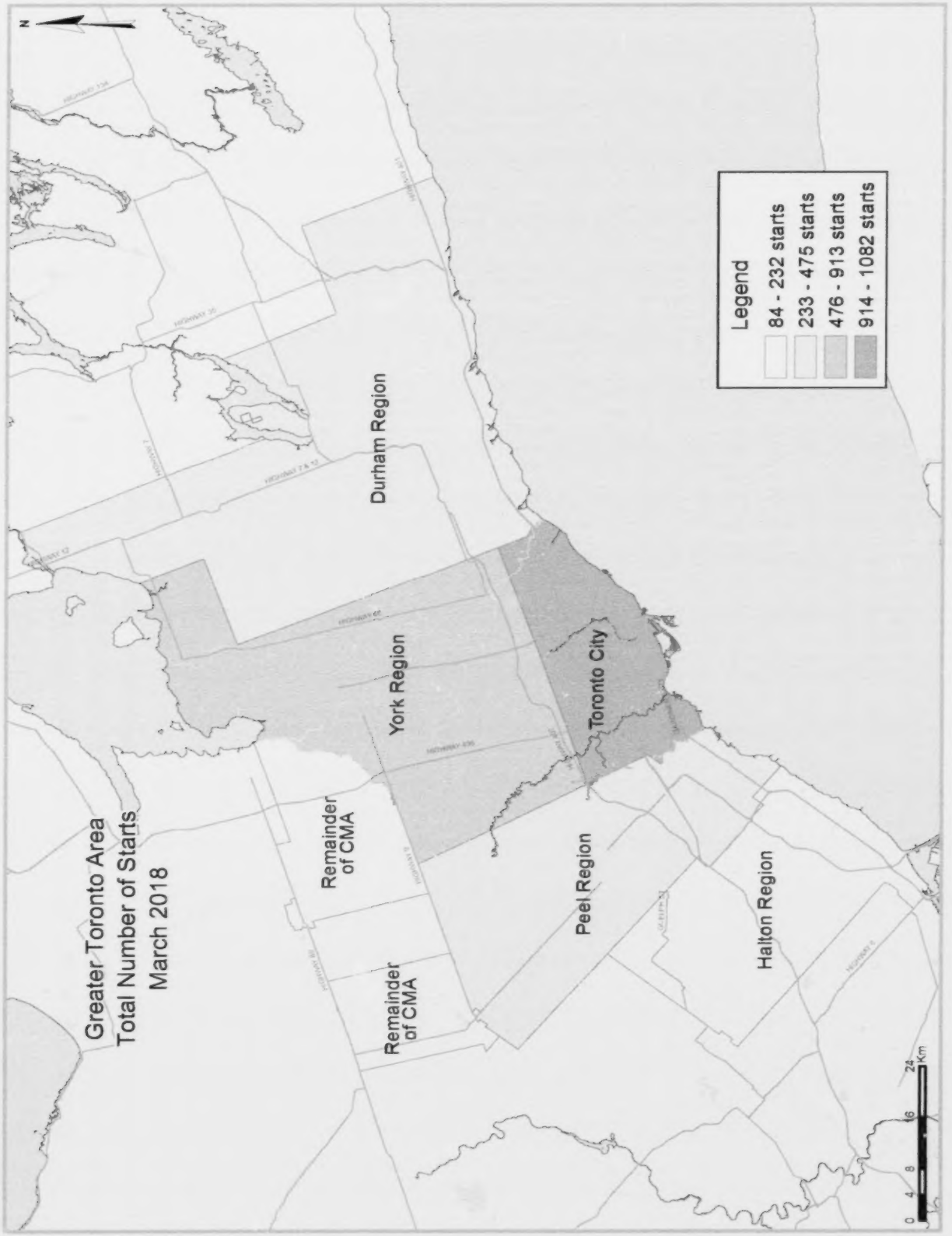
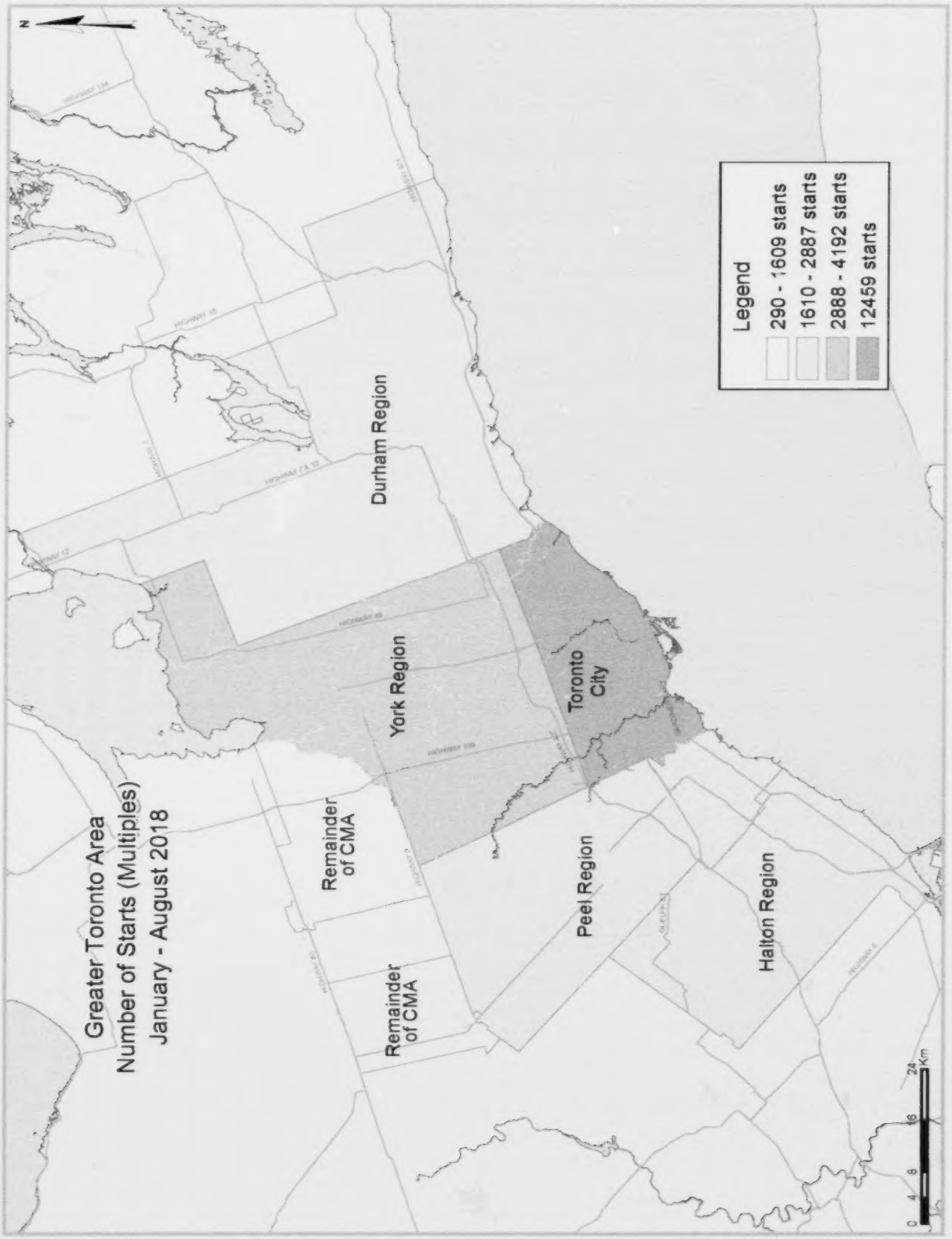
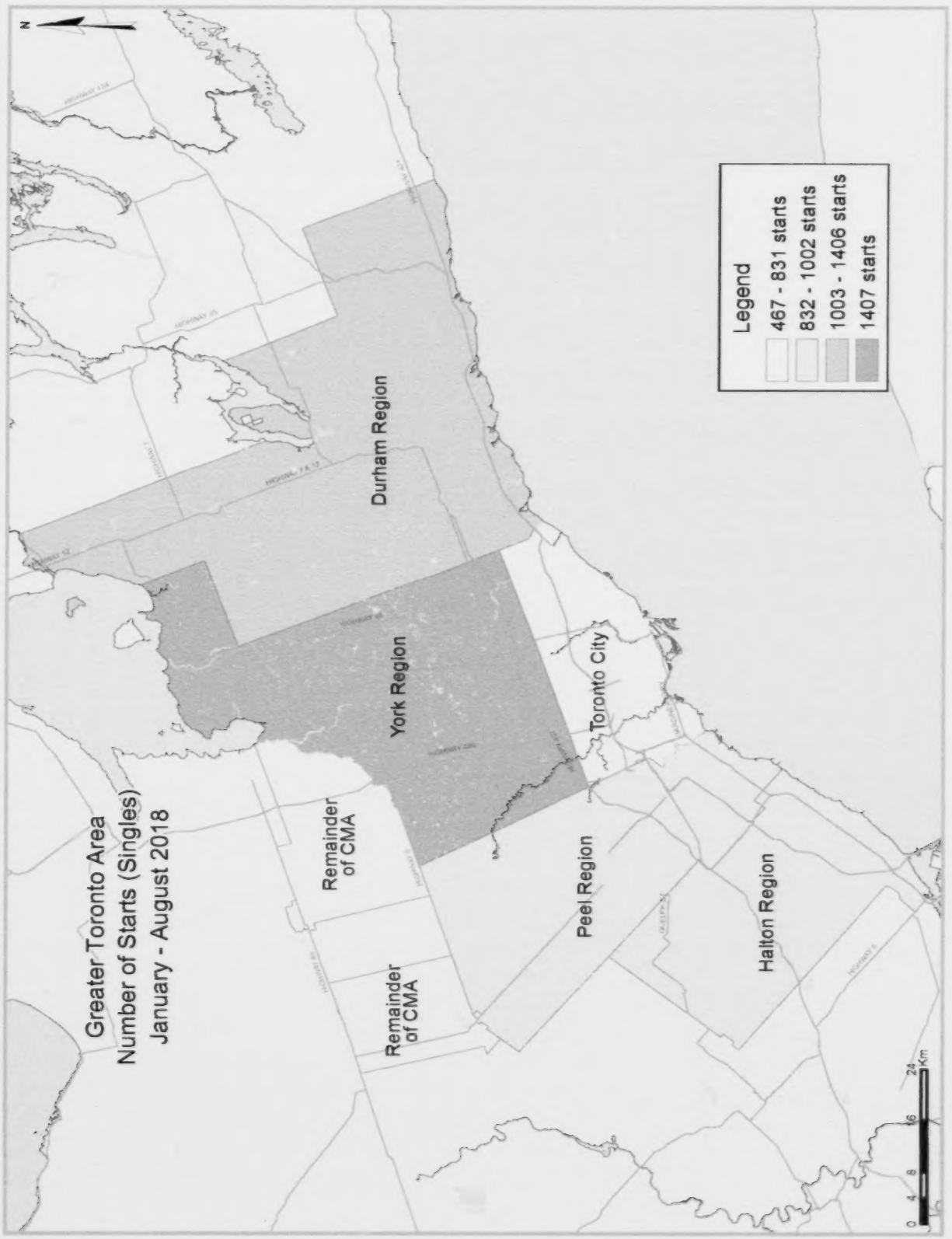
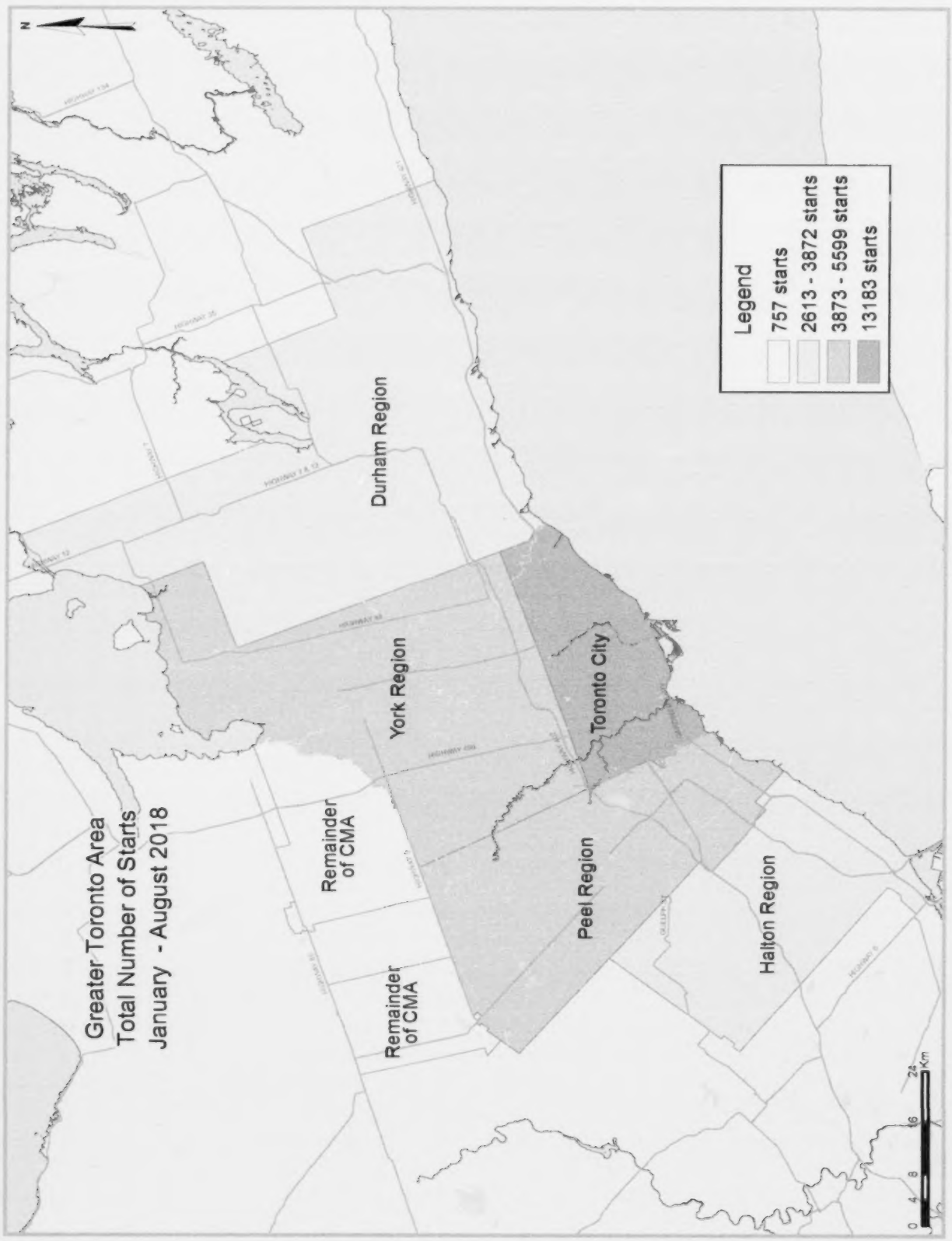

Greater Toronto Area
Number of Starts (Multiples)
August 2018
Legend
28 - 215 starts
216 - 822 starts
823 - 971 starts
972 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
August 2018
Legend
45 - 89 starts
90 - 109 starts
110 - 204 starts
205 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
March 2018
Legend
84 - 232 starts
233 - 475 starts
476 - 913 starts
914 - 1082 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - August 2018
Legend
290 - 1609 starts
1610 - 2887 starts
2888 - 4192 starts
12459 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - August 2018
Legend
467 - 831 starts
832 - 1002 starts
1003 - 1406 starts
1407 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - August 2018
Legend
757 starts
2613 - 3872 starts
3873 - 5599 starts
13183 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) August 2018		
Toronto CMA[1]	July 2018	August 2018
Trend[2]	42,468	35,457
SAAR	39,864	29,046
	August 2017	August 2018
Actual		
August - Single-Detached	887	523
August - Multiples	3,725	1,971
August - Total	4,612	2,494
January to August - Single-Detached	6,755	4,405
January to August - Multiples	20,425	22,103
January to August - Total	27,180	26,508

Table 1b: Housing Starts (SAAR and Trend) August 2018		
Oshawa CMA[1]	July 2018	August 2018
Trend[2]	2,118	2,383
SAAR	1,286	3,257
	August 2017	August 2018
Actual		
August - Single-Detached	86	79
August - Multiples	176	176
August - Total	262	255
January to August - Single-Detached	829	883
January to August - Multiples	752	567
January to August - Total	1,581	1,450

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	522	10	257	1	59	1,002	0	643	2,494
August 2017	887	68	629	0	39	2,566	13	410	4,612
% Change	-41.1	-85.3	-59.1	n/a	51.3	-61.0	-100.0	56.8	-45.9
Year-to-date 2018	4,333	468	1,932	72	477	16,377	0	2,849	26,508
Year-to-date 2017	6,742	890	4,405	13	515	12,735	35	1,845	27,180
% Change	-35.7	-47.4	-56.1	**	-7.4	28.6	-100.0	54.4	-2.5
UNDER CONSTRUCTION									
August 2018	7,630	968	4,723	94	686	49,377	17	7,675	71,170
August 2017	10,365	1,252	6,667	17	757	44,721	58	6,605	70,442
% Change	-26.4	-22.7	-29.2	**	-9.4	10.4	-70.7	16.2	1.0
COMPLETIONS									
August 2018	818	70	293	11	24	781	0	0	1,997
August 2017	968	60	395	4	118	1,958	0	19	3,522
% Change	-15.5	16.7	-25.8	175.0	-79.7	-60.1	n/a	-100.0	-43.3
Year-to-date 2018	6,313	794	4,506	21	713	10,351	93	1,804	24,595
Year-to-date 2017	8,165	698	3,539	13	479	11,556	75	869	25,394
% Change	-22.7	13.8	27.3	61.5	48.9	-10.4	24.0	107.6	-3.1
COMPLETED & NOT ABSORBED									
August 2018	272	15	67	0	8	106	n/a	n/a	468
August 2017	285	25	117	2	17	205	n/a	n/a	651
% Change	-4.6	-40.0	-42.7	-100.0	-52.9	-48.3	n/a	n/a	-28.1
ABSORBED									
August 2018	816	74	295	11	24	780	n/a	n/a	2,000
August 2017	953	60	380	2	118	1,959	n/a	n/a	3,472
% Change	-14.4	23.3	-22.4	**	-79.7	-60.2	n/a	n/a	-42.4
Year-to-date 2018	6,348	803	4,483	21	718	10,499	n/a	n/a	22,872
Year-to-date 2017	8,158	694	3,479	11	483	12,383	n/a	n/a	25,208
% Change	-22.2	15.7	28.9	90.9	48.7	-15.2	n/a	n/a	-9.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	79	28	14	0	94	40	0	0	255
August 2017	86	20	22	0	84	12	0	38	262
% Change	-8.1	40.0	-36.4	n/a	11.9	**	n/a	-100.0	-2.7
Year-to-date 2018	883	46	64	0	111	271	0	75	1,450
Year-to-date 2017	829	40	134	0	214	326	0	38	1,581
% Change	6.5	15.0	-52.2	n/a	-48.1	-16.9	n/a	97.4	-8.3
UNDER CONSTRUCTION									
August 2018	1,237	70	189	0	726	971	0	216	3,409
August 2017	928	44	231	0	455	793	0	651	3,102
% Change	33.3	59.1	-18.2	n/a	59.6	22.4	n/a	-66.8	9.9
COMPLETIONS									
August 2018	64	0	11	0	66	112	0	14	267
August 2017	53	2	17	0	0	0	0	152	224
% Change	20.8	-100.0	-35.3	n/a	n/a	n/a	n/a	-90.8	19.2
Year-to-date 2018	598	24	54	0	258	223	0	91	1,248
Year-to-date 2017	640	36	312	0	80	195	0	185	1,448
% Change	-6.6	-33.3	-82.7	n/a	**	14.4	n/a	-50.8	-13.8
COMPLETED & NOT ABSORBED									
August 2018	20	2	0	0	0	0	n/a	n/a	22
August 2017	24	2	0	0	0	0	n/a	n/a	26
% Change	-16.7	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-15.4
ABSORBED									
August 2018	64	0	11	0	66	112	n/a	n/a	253
August 2017	53	2	17	0	0	0	n/a	n/a	72
% Change	20.8	-100.0	-35.3	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2018	600	24	50	0	258	223	n/a	n/a	1,155
Year-to-date 2017	642	36	312	0	81	195	n/a	n/a	1,266
% Change	-6.5	-33.3	-84.0	n/a	**	14.4	n/a	n/a	-8.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	541	34	257	1	153	982	9	643	2,620
August 2017	933	80	602	0	123	2,732	13	448	4,931
% Change	-42.0	-57.5	-57.3	n/a	24.4	-64.1	-30.8	43.5	-46.9
Year-to-date 2018	4,915	564	1,953	72	536	16,796	9	3,072	27,917
Year-to-date 2017	6,888	848	4,320	10	692	13,510	35	1,883	28,186
% Change	-28.6	-33.5	-54.8	**	-22.5	24.3	-74.3	63.1	-1.0
UNDER CONSTRUCTION									
August 2018	8,623	1,046	4,825	91	1,352	51,298	26	8,039	75,300
August 2017	10,351	1,202	6,573	5	1,171	46,778	58	7,256	73,394
% Change	-16.7	-13.0	-26.6	**	15.5	9.7	-55.2	10.8	2.6
COMPLETIONS									
August 2018	767	64	288	11	90	893	0	14	2,127
August 2017	927	60	376	4	111	1,958	0	171	3,607
% Change	-17.3	6.7	-23.4	175.0	-18.9	-54.4	n/a	-91.8	-41.0
Year-to-date 2018	6,192	744	4,292	15	933	10,838	74	1,895	24,983
Year-to-date 2017	7,990	666	3,596	10	565	11,973	38	1,051	25,889
% Change	-22.5	11.7	19.4	50.0	65.1	-9.5	94.7	80.3	-3.5
COMPLETED & NOT ABSORBED									
August 2018	293	17	56	0	8	106	n/a	n/a	480
August 2017	298	28	101	2	17	205	n/a	n/a	651
% Change	-1.7	-39.3	-44.6	-100.0	-52.9	-48.3	n/a	n/a	-26.3
ABSORBED									
August 2018	764	68	306	11	90	892	n/a	n/a	2,131
August 2017	901	60	361	2	111	1,959	n/a	n/a	3,394
% Change	-15.2	13.3	-15.2	**	-18.9	-54.5	n/a	n/a	-37.2
Year-to-date 2018	6,216	753	4,284	15	938	11,096	n/a	n/a	23,302
Year-to-date 2017	7,968	662	3,536	8	557	12,800	n/a	n/a	25,531
% Change	-22.0	13.7	21.2	87.5	68.4	-13.3	n/a	n/a	-8.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
August 2018	109	0	0	1	0	329	0	643	1,082
August 2017	86	6	16	0	0	988	13	410	1,519
York Region									
August 2018	90	0	191	0	19	613	0	0	913
August 2017	307	22	334	0	0	1,442	0	0	2,105
Peel Region									
August 2018	205	6	22	0	0	0	0	0	233
August 2017	232	14	148	0	0	0	0	0	394
Halton Region									
August 2018	45	0	30	0	0	0	9	0	84
August 2017	198	18	75	0	39	154	0	0	484
Durham Region									
August 2018	92	28	14	0	134	40	0	0	308
August 2017	110	20	29	0	84	148	0	38	429
Toronto CMA									
August 2018	522	10	257	1	59	1,002	0	643	2,494
August 2017	887	68	629	0	39	2,566	13	410	4,612
Oshawa CMA									
August 2018	79	28	14	0	94	40	0	0	255
August 2017	86	20	22	0	84	12	0	38	262
Greater Toronto Area									
August 2018	541	34	257	1	153	982	9	643	2,620
August 2017	933	80	602	0	123	2,732	13	448	4,931

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2018	1,543	188	930	11	194	36,419	17	6,584	45,886
August 2017	1,572	142	1,251	0	359	31,628	53	5,823	40,828
York Region									
August 2018	2,623	266	2,063	24	64	7,614	0	163	12,817
August 2017	3,719	226	2,723	5	0	8,078	0	226	14,977
Peel Region									
August 2018	1,197	220	610	55	88	3,816	0	193	6,179
August 2017	2,470	478	1,175	0	135	3,374	5	0	7,637
Halton Region									
August 2018	1,624	270	719	1	140	2,159	9	575	5,497
August 2017	1,170	268	1,008	0	172	2,459	0	284	5,361
Durham Region									
August 2018	1,636	102	503	0	866	1,290	0	524	4,921
August 2017	1,420	88	416	0	505	1,239	0	923	4,591
Toronto CMA									
August 2018	7,630	968	4,723	94	686	49,377	17	7,675	71,170
August 2017	10,365	1,252	6,667	17	757	44,721	58	6,605	70,442
Oshawa CMA									
August 2018	1,237	70	189	0	726	971	0	216	3,409
August 2017	928	44	231	0	455	793	0	651	3,102
Greater Toronto Area									
August 2018	8,623	1,046	4,825	91	1,352	51,298	26	8,039	75,300
August 2017	10,351	1,202	6,573	5	1,171	46,778	58	7,256	73,394

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
August 2018	85	2	3	0	0	243	0	0	333
August 2017	115	32	152	0	68	1,601	0	13	1,981
York Region									
August 2018	305	6	93	0	0	288	0	0	692
August 2017	436	18	82	0	14	0	0	6	556
Peel Region									
August 2018	147	4	0	11	0	234	0	0	396
August 2017	197	2	7	0	0	113	0	0	319
Halton Region									
August 2018	140	36	168	0	24	0	0	0	368
August 2017	78	6	115	0	0	244	0	0	443
Durham Region									
August 2018	90	16	24	0	66	128	0	14	338
August 2017	101	2	20	4	29	0	0	152	308
Toronto CMA									
August 2018	818	70	293	11	24	781	0	0	1,997
August 2017	968	60	395	4	118	1,958	0	19	3,522
Oshawa CMA									
August 2018	64	0	11	0	66	112	0	14	267
August 2017	53	2	17	0	0	0	0	152	224
Greater Toronto Area									
August 2018	767	64	288	11	90	893	0	14	2,127
August 2017	927	60	376	4	111	1,958	0	171	3,607

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
August 2018	218	7	0	0	0	85	n/a	n/a	310
August 2017	215	15	28	0	17	191	n/a	n/a	466
York Region									
August 2018	29	8	2	0	0	21	n/a	n/a	60
August 2017	35	8	0	0	0	6	n/a	n/a	49
Peel Region									
August 2018	2	0	11	0	8	0	n/a	n/a	21
August 2017	2	2	17	0	0	0	n/a	n/a	21
Halton Region									
August 2018	18	0	43	0	0	0	n/a	n/a	61
August 2017	17	1	56	0	0	8	n/a	n/a	82
Durham Region									
August 2018	26	2	0	0	0	0	n/a	n/a	28
August 2017	29	2	0	2	0	0	n/a	n/a	33
Toronto CMA									
August 2018	272	15	67	0	8	106	n/a	n/a	468
August 2017	285	25	117	2	17	205	n/a	n/a	651
Oshawa CMA									
August 2018	20	2	0	0	0	0	n/a	n/a	22
August 2017	24	2	0	0	0	0	n/a	n/a	26
Greater Toronto Area									
August 2018	293	17	56	0	8	106	n/a	n/a	480
August 2017	298	28	101	2	17	205	n/a	n/a	651

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
August 2018	80	2	3	0	0	242	n/a	n/a	327
August 2017	95	32	152	0	68	1,601	n/a	n/a	1,948
York Region									
August 2018	304	6	93	0	0	288	n/a	n/a	691
August 2017	430	18	82	0	14	0	n/a	n/a	544
Peel Region									
August 2018	147	4	0	11	0	234	n/a	n/a	396
August 2017	198	2	12	0	0	113	n/a	n/a	325
Halton Region									
August 2018	140	36	168	0	24	0	n/a	n/a	368
August 2017	81	6	95	0	0	245	n/a	n/a	427
Durham Region									
August 2018	93	20	42	0	66	128	n/a	n/a	349
August 2017	97	2	20	2	29	0	n/a	n/a	150
Toronto CMA									
August 2018	816	74	295	11	24	780	n/a	n/a	2,000
August 2017	953	60	380	2	118	1,959	n/a	n/a	3,472
Oshawa CMA									
August 2018	64	0	11	0	66	112	n/a	n/a	253
August 2017	53	2	17	0	0	0	n/a	n/a	72
Greater Toronto Area									
August 2018	764	68	306	11	90	892	n/a	n/a	2,131
August 2017	901	60	361	2	111	1,959	n/a	n/a	3,394

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	10,128	1,406	6,499	44	810	17,487	39	2,325	38,738
% Change	-14.6	58.7	40.4	109.5	70.9	-5.4	-66.4	-8.9	-0.7
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,208	52	213	0	619	622	0	121	2,835
% Change	27.8	0.0	-53.5	n/a	137.2	19.6	-100.0	-51.8	13.8
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2008 - 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	10,348	1,350	6,405	41	1,364	18,717	39	2,446	40,710
% Change	-9.0	64.6	34.4	192.9	88.4	-4.8	-53.0	-12.7	1.1
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Toronto City	110	86	0	6	0	27	972	1,400	1,082	1,519	-28.8
Toronto	8	12	0	0	0	13	857	998	865	1,023	-15.4
East York	3	2	0	0	0	0	0	0	3	2	50.0
Etobicoke	20	14	0	2	0	6	115	0	135	22	**
North York	55	38	0	0	0	8	0	400	55	446	-87.7
Scarborough	23	16	0	0	0	0	0	0	23	16	43.8
York	1	4	0	4	0	0	0	2	1	10	-90.0
York Region	90	307	0	22	210	334	613	1,442	913	2,105	-56.6
Aurora	19	23	0	0	0	0	0	0	19	23	-17.4
East Gwillimbury	29	120	0	20	0	0	0	0	29	140	-79.3
Georgina Township	5	10	0	0	0	0	0	0	5	10	-50.0
King Township	5	18	0	2	0	0	0	0	5	20	-75.0
Markham	6	23	0	0	79	25	381	478	466	526	-11.4
Newmarket	2	62	0	0	62	46	0	0	64	108	-40.7
Richmond Hill	13	19	0	0	51	0	0	0	64	19	**
Vaughan	6	27	0	0	18	258	232	964	256	1,249	-79.5
Whitchurch-Stouffville	5	5	0	0	0	5	0	0	5	10	-50.0
Peel Region	205	232	6	14	22	148	0	0	233	394	-40.9
Brampton	53	170	4	12	14	148	0	0	71	330	-78.5
Caledon	130	41	0	0	8	0	0	0	138	41	**
Mississauga	22	21	2	2	0	0	0	0	24	23	4.3
Halton Region	45	198	0	18	39	114	0	154	84	484	-82.6
Burlington	4	0	0	0	9	0	0	154	13	154	-91.6
Halton Hills	5	47	0	0	0	0	0	0	5	47	-89.4
Milton	11	12	0	8	8	39	0	0	19	59	-67.8
Oakville	25	139	0	10	22	75	0	0	47	224	-79.0
Durham Region	92	110	28	20	148	113	40	186	308	429	-28.2
Ajax	1	0	0	0	40	0	0	0	41	0	n/a
Brock	2	5	0	0	0	0	0	0	2	5	-60.0
Clarington	51	17	26	2	0	0	40	12	117	31	**
Oshawa	18	53	2	18	108	56	0	0	128	127	0.8
Pickering	9	7	0	0	0	7	0	136	9	150	-94.0
Scugog	0	3	0	0	0	0	0	0	0	3	-100.0
Uxbridge	1	9	0	0	0	0	0	0	1	9	-88.9
Whitby	10	16	0	0	0	50	0	38	10	104	-90.4
Remainder of Toronto CMA	66	48	4	8	14	49	60	0	144	105	37.1
Bradford West Gwillimbury	8	1	0	0	0	0	0	0	8	1	**
Town of Mono	0	8	0	0	0	0	0	0	0	8	-100.0
New Tecumseth	58	39	4	8	0	0	60	0	122	47	159.6
Orangeville	0	0	0	0	14	49	0	0	14	49	-71.4
Toronto CMA	523	887	10	68	316	679	1,645	2,978	2,494	4,612	-45.9
Oshawa CMA	79	86	28	20	108	106	40	50	255	262	-2.7
Greater Toronto Area (GTA)	542	933	34	80	419	736	1,625	3,182	2,620	4,931	-46.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	724	689	102	44	216	594	12,141	9,268	13,183	10,595	24.4
Toronto	81	90	12	4	111	46	6,834	7,878	7,038	8,018	-12.2
East York	43	36	0	2	0	0	0	2	43	40	7.5
Etobicoke	137	104	70	6	61	233	1,102	250	1,370	593	131.0
North York	285	318	8	0	32	129	3,027	611	3,352	1,058	**
Scarborough	154	107	6	26	0	62	959	95	1,119	290	**
York	24	34	6	6	12	124	219	432	261	596	-56.2
York Region	1,407	2,085	140	150	802	1,497	3,250	2,951	5,599	6,683	-16.2
Aurora	118	250	0	0	19	15	0	163	137	428	-68.0
East Gwillimbury	382	733	14	68	0	266	0	0	396	1,067	-62.9
Georgina Township	39	86	0	2	0	24	0	0	39	112	-65.2
King Township	43	205	0	16	0	0	0	1	43	222	-80.6
Markham	66	94	6	22	244	369	1,324	796	1,640	1,281	28.0
Newmarket	108	132	0	0	185	46	0	0	293	178	64.6
Richmond Hill	235	158	116	38	252	3	311	189	914	388	135.6
Vaughan	340	342	4	4	96	735	1,615	1,802	2,055	2,883	-28.7
Whitchurch-Stouffville	76	85	0	0	6	39	0	0	82	124	-33.9
Peel Region	986	2,019	172	360	346	1,163	2,369	1,321	3,873	4,863	-20.4
Brampton	604	1,700	148	294	203	913	177	354	1,132	3,261	-65.3
Caledon	263	219	0	10	143	250	140	0	546	479	14.0
Mississauga	119	100	24	56	0	0	2,052	967	2,195	1,123	95.5
Halton Region	832	905	76	220	515	903	1,191	1,107	2,614	3,135	-16.6
Burlington	131	53	66	2	9	0	475	449	681	504	35.1
Halton Hills	180	82	0	0	0	0	0	0	180	82	119.5
Milton	181	225	10	122	213	438	213	153	617	938	-34.2
Oakville	340	545	0	96	293	465	503	505	1,136	1,611	-29.5
Durham Region	1,038	1,200	76	74	377	554	1,157	1,082	2,648	2,910	-9.0
Ajax	59	42	28	34	132	68	308	272	527	416	26.7
Brock	10	127	0	0	0	0	0	0	10	127	-92.1
Clarington	488	366	42	8	0	5	176	18	706	397	77.8
Oshawa	251	414	4	32	158	110	170	308	583	864	-32.5
Pickering	48	144	2	0	70	138	503	446	623	728	-14.4
Scugog	25	10	0	0	0	0	0	0	25	10	150.0
Uxbridge	13	48	0	0	0	0	0	0	13	48	-72.9
Whitby	144	49	0	0	17	233	0	38	161	320	-49.7
Remainder of Toronto CMA	467	876	16	88	95	252	179	0	757	1,216	-37.7
Bradford West Gwillimbury	150	365	4	0	0	22	0	0	154	387	-60.2
Town of Mono	11	44	0	0	0	0	0	0	11	44	-75.0
New Tecumseth	306	381	12	88	30	63	176	0	524	532	-1.5
Orangeville	0	86	0	0	65	167	3	0	68	253	-73.1
Toronto CMA	4,405	6,755	470	894	2,167	4,615	19,466	14,916	26,508	27,180	-2.5
Oshawa CMA	883	829	46	40	175	348	346	364	1,450	1,581	-8.3
Greater Toronto Area (GTA)	4,987	6,898	566	848	2,256	4,711	20,108	15,729	27,917	28,186	-1.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Toronto City	0	14	0	13	329	990	643	410
Toronto	0	0	0	13	329	988	528	10
East York	0	0	0	0	0	0	0	0
Etobicoke	0	6	0	0	0	0	115	0
North York	0	8	0	0	0	0	0	400
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	2	0	0
York Region	210	334	0	0	613	1,442	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	79	25	0	0	381	478	0	0
Newmarket	62	46	0	0	0	0	0	0
Richmond Hill	51	0	0	0	0	0	0	0
Vaughan	18	258	0	0	232	964	0	0
Whitchurch-Stouffville	0	5	0	0	0	0	0	0
Peel Region	22	148	0	0	0	0	0	0
Brampton	14	148	0	0	0	0	0	0
Caledon	8	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	30	114	9	0	0	154	0	0
Burlington	0	0	9	0	0	154	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	8	39	0	0	0	0	0	0
Oakville	22	75	0	0	0	0	0	0
Durham Region	148	113	0	0	40	148	0	38
Ajax	40	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	40	12	0	0
Oshawa	108	56	0	0	0	0	0	0
Pickering	0	7	0	0	0	136	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	50	0	0	0	0	0	38
Remainder of Toronto CMA	14	49	0	0	60	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	60	0	0	0
Orangeville	14	49	0	0	0	0	0	0
Toronto CMA	316	666	0	13	1,002	2,568	643	410
Oshawa CMA	108	106	0	0	40	12	0	38
Greater Toronto Area (GTA)	410	723	9	13	982	2,734	643	448

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	216	559	0	35	9,936	7,980	2,205	1,288
Toronto	111	11	0	35	5,122	7,371	1,712	507
East York	0	0	0	0	0	0	0	2
Etobicoke	61	233	0	0	609	250	493	0
North York	32	129	0	0	3,027	211	0	400
Scarborough	0	62	0	0	959	95	0	0
York	12	124	0	0	219	53	0	379
York Region	802	1,497	0	0	3,250	2,950	0	1
Aurora	19	15	0	0	0	163	0	0
East Gwillimbury	0	266	0	0	0	0	0	0
Georgina Township	0	24	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	1
Markham	244	369	0	0	1,324	796	0	0
Newmarket	185	46	0	0	0	0	0	0
Richmond Hill	252	3	0	0	311	189	0	0
Vaughan	96	735	0	0	1,615	1,802	0	0
Whitchurch-Stouffville	6	39	0	0	0	0	0	0
Peel Region	346	1,163	0	0	2,176	1,321	193	0
Brampton	203	913	0	0	177	354	0	0
Caledon	143	250	0	0	140	0	0	0
Mississauga	0	0	0	0	1,859	967	193	0
Halton Region	506	903	9	0	900	823	291	284
Burlington	0	0	9	0	327	449	148	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	213	438	0	0	213	153	0	0
Oakville	293	465	0	0	360	221	143	284
Durham Region	377	554	0	0	774	772	383	310
Ajax	132	68	0	0	0	0	308	272
Brock	0	0	0	0	0	0	0	0
Clarington	0	5	0	0	101	18	75	0
Oshawa	158	110	0	0	170	308	0	0
Pickering	70	138	0	0	503	446	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	233	0	0	0	0	0	38
Remainder of Toronto CMA	95	252	0	0	179	0	0	0
Bradford West Gwillimbury	0	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	30	63	0	0	176	0	0	0
Orangeville	65	167	0	0	3	0	0	0
Toronto CMA	2,167	4,580	0	35	16,617	13,071	2,849	1,845
Oshawa CMA	175	348	0	0	271	326	75	38
Greater Toronto Area (GTA)	2,247	4,676	9	35	17,036	13,846	3,072	1,883

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Toronto City	109	108	330	988	643	423	1,082	1,519
Toronto	8	12	329	988	528	23	865	1,023
East York	3	2	0	0	0	0	3	2
Etobicoke	20	22	0	0	115	0	135	22
North York	55	46	0	0	0	400	55	446
Scarborough	22	16	1	0	0	0	23	16
York	1	10	0	0	0	0	1	10
York Region	281	663	632	1,442	0	0	913	2,105
Aurora	19	23	0	0	0	0	19	23
East Gwillimbury	29	140	0	0	0	0	29	140
Georgina Township	5	10	0	0	0	0	5	10
King Township	5	20	0	0	0	0	5	20
Markham	85	48	381	478	0	0	466	526
Newmarket	64	108	0	0	0	0	64	108
Richmond Hill	45	19	19	0	0	0	64	19
Vaughan	24	285	232	964	0	0	256	1,249
Whitchurch-Stouffville	5	10	0	0	0	0	5	10
Peel Region	233	394	0	0	0	0	233	394
Brampton	71	330	0	0	0	0	71	330
Caledon	138	41	0	0	0	0	138	41
Mississauga	24	23	0	0	0	0	24	23
Halton Region	75	291	0	193	9	0	84	484
Burlington	4	0	0	154	9	0	13	154
Halton Hills	5	47	0	0	0	0	5	47
Milton	19	59	0	0	0	0	19	59
Oakville	47	185	0	39	0	0	47	224
Durham Region	134	159	174	232	0	38	308	429
Ajax	1	0	40	0	0	0	41	0
Brock	2	5	0	0	0	0	2	5
Clarington	77	19	40	12	0	0	117	31
Oshawa	34	93	94	34	0	0	128	127
Pickering	9	14	0	136	0	0	9	150
Scugog	0	3	0	0	0	0	0	3
Uxbridge	1	9	0	0	0	0	1	9
Whitby	10	16	0	50	0	38	10	104
Remainder of Toronto CMA	84	105	60	0	0	0	144	105
Bradford West Gwillimbury	8	1	0	0	0	0	8	1
Town of Mono	0	8	0	0	0	0	0	8
New Tecumseth	62	47	60	0	0	0	122	47
Orangeville	14	49	0	0	0	0	14	49
Toronto CMA	789	1,584	1,062	2,605	643	423	2,494	4,612
Oshawa CMA	121	128	134	96	0	38	255	262
Greater Toronto Area (GTA)	832	1,615	1,136	2,855	652	461	2,620	4,931

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	1,038	1,466	9,940	7,806	2,205	1,323	13,183	10,595
Toronto	202	394	5,124	7,082	1,712	542	7,038	8,018
East York	43	38	0	0	0	2	43	40
Etobicoke	268	343	609	250	493	0	1,370	593
North York	325	447	3,027	211	0	400	3,352	1,058
Scarborough	158	202	961	88	0	0	1,119	290
York	42	42	219	175	0	379	261	596
York Region	2,307	3,759	3,292	2,923	0	1	5,599	6,683
Aurora	114	263	23	165	0	0	137	428
East Gwillimbury	396	1,067	0	0	0	0	396	1,067
Georgina Township	39	111	0	1	0	0	39	112
King Township	43	221	0	0	0	1	43	222
Markham	316	515	1,324	766	0	0	1,640	1,281
Newmarket	293	178	0	0	0	0	293	178
Richmond Hill	584	199	330	189	0	0	914	388
Vaughan	440	1,081	1,615	1,802	0	0	2,055	2,883
Whitchurch-Stouffville	82	124	0	0	0	0	82	124
Peel Region	1,414	3,427	2,266	1,436	193	0	3,873	4,863
Brampton	865	2,792	267	469	0	0	1,132	3,261
Caledon	406	479	140	0	0	0	546	479
Mississauga	143	156	1,859	967	193	0	2,195	1,123
Halton Region	1,180	1,843	1,134	1,008	300	284	2,614	3,135
Burlington	197	55	327	449	157	0	681	504
Halton Hills	180	82	0	0	0	0	180	82
Milton	355	785	262	153	0	0	617	938
Oakville	448	921	545	406	143	284	1,136	1,611
Durham Region	1,493	1,561	772	1,039	383	310	2,648	2,910
Ajax	114	96	105	48	308	272	527	416
Brock	10	127	0	0	0	0	10	127
Clarington	530	379	101	18	75	0	706	397
Oshawa	319	522	264	342	0	0	583	864
Pickering	338	277	285	451	0	0	623	728
Scugog	25	10	0	0	0	0	25	10
Uxbridge	13	48	0	0	0	0	13	48
Whitby	144	102	17	180	0	38	161	320
Remainder of Toronto CMA	526	1,176	231	40	0	0	757	1,216
Bradford West Gwillimbury	154	387	0	0	0	0	154	387
Town of Mono	11	44	0	0	0	0	11	44
New Tecumseth	339	515	185	17	0	0	524	532
Orangeville	22	230	46	23	0	0	68	253
Toronto CMA	6,733	12,037	16,926	13,263	2,849	1,880	26,508	27,180
Oshawa CMA	993	1,003	382	540	75	38	1,450	1,581
Greater Toronto Area (GTA)	7,432	12,056	17,404	14,212	3,081	1,918	27,917	28,186

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Toronto City	85	115	2	32	3	220	243	1,614	333	1,981	-83.2
Toronto	10	1	2	0	3	4	243	1,318	258	1,323	-80.5
East York	1	5	0	2	0	0	0	0	1	7	-85.7
Etobicoke	10	29	0	0	0	68	0	170	10	267	-96.3
North York	48	48	0	30	0	148	0	0	48	226	-78.8
Scarborough	7	24	0	0	0	0	0	105	7	129	-94.6
York	9	8	0	0	0	0	0	21	9	29	-69.0
York Region	305	436	6	18	93	96	288	6	692	556	24.5
Aurora	2	38	0	0	0	0	0	0	2	38	-94.7
East Gwillimbury	90	100	0	6	0	8	0	0	90	114	-21.1
Georgina Township	9	11	0	0	0	0	0	0	9	11	-18.2
King Township	8	27	0	0	0	0	0	0	8	27	-70.4
Markham	6	69	2	4	6	43	260	0	274	116	136.2
Newmarket	34	28	0	0	5	0	0	6	39	34	14.7
Richmond Hill	7	43	0	8	0	26	0	0	7	77	-90.9
Vaughan	120	103	4	0	82	14	28	0	234	117	100.0
Whitchurch-Stouffville	29	17	0	0	0	5	0	0	29	22	31.8
Peel Region	158	197	4	2	0	4	234	116	396	319	24.1
Brampton	129	167	0	0	0	0	0	113	129	280	-53.9
Caledon	11	24	0	0	0	0	0	0	11	24	-54.2
Mississauga	18	6	4	2	0	4	234	3	256	15	**
Halton Region	140	78	36	6	192	115	0	244	368	443	-16.9
Burlington	16	12	0	0	0	0	0	0	16	12	33.3
Halton Hills	28	9	0	0	0	12	0	0	28	21	33.3
Milton	11	22	30	0	96	35	0	0	137	57	140.4
Oakville	85	35	6	6	96	68	0	244	187	353	-47.0
Durham Region	90	105	16	2	90	49	142	152	338	308	9.7
Ajax	13	29	16	0	0	29	0	0	29	58	-50.0
Brock	1	4	0	0	0	0	0	0	1	4	-75.0
Clarington	22	17	0	0	20	6	126	0	168	23	**
Oshawa	40	32	0	0	26	11	0	152	66	195	-66.2
Pickering	3	17	0	0	13	0	16	0	32	17	88.2
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	9	1	0	0	0	3	0	0	9	4	125.0
Whitby	2	4	0	2	31	0	0	0	33	6	**
Remainder of Toronto CMA	132	111	6	2	16	43	0	0	154	156	-1.3
Bradford West Gwillimbury	64	22	0	2	0	18	0	0	64	42	52.4
Town of Mono	0	25	0	0	0	0	0	0	0	25	-100.0
New Tecumseth	68	56	6	0	0	0	0	0	74	56	32.1
Orangeville	0	8	0	0	16	25	0	0	16	33	-51.5
Toronto CMA	829	972	70	60	317	510	781	1,980	1,997	3,522	-43.3
Oshawa CMA	64	53	0	2	77	17	126	152	267	224	19.2
Greater Toronto Area (GTA)	778	931	64	60	378	484	907	2,132	2,127	3,607	-41.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	602	787	40	56	734	400	7,640	9,495	9,016	10,738	-16.0
Toronto	77	104	10	6	115	102	3,524	6,496	3,726	6,708	-44.5
East York	31	53	0	4	0	0	66	316	97	373	-74.0
Etobicoke	102	216	2	4	129	134	1,426	1,335	1,659	1,689	-1.8
North York	280	294	22	30	302	164	1,757	1,003	2,361	1,491	58.4
Scarborough	88	82	2	6	188	0	867	121	1,145	209	**
York	24	38	4	6	0	0	0	224	28	268	-89.6
York Region	2,377	2,476	102	122	1,653	1,155	3,350	421	7,482	4,174	79.3
Aurora	184	424	2	68	15	349	0	95	201	936	-78.5
East Gwillimbury	843	255	64	6	321	36	0	0	1,228	297	**
Georgina Township	72	216	4	0	20	42	0	0	96	258	-62.8
King Township	208	251	16	2	0	18	0	0	224	271	-17.3
Markham	81	176	6	8	639	248	1,102	0	1,828	432	**
Newmarket	204	184	0	6	60	31	0	6	264	227	16.3
Richmond Hill	157	265	6	22	73	129	1,353	99	1,589	515	**
Vaughan	487	558	4	10	463	265	895	221	1,849	1,054	75.4
Whitchurch-Stouffville	141	147	0	0	62	37	0	0	203	184	10.3
Peel Region	1,535	2,952	290	398	1,064	1,355	594	1,534	3,483	6,239	-44.2
Brampton	1,269	2,605	220	338	847	1,073	360	564	2,696	4,580	-41.1
Caledon	163	255	10	24	187	142	0	0	360	421	-14.5
Mississauga	103	92	60	36	30	140	234	970	427	1,238	-65.5
Halton Region	786	816	240	44	1,169	627	562	1,087	2,757	2,574	7.1
Burlington	68	52	0	0	0	13	264	222	332	287	15.7
Halton Hills	58	55	0	0	0	69	0	0	58	124	-53.2
Milton	176	363	154	0	511	108	0	186	841	657	28.0
Oakville	484	346	86	44	658	437	298	679	1,526	1,506	1.3
Durham Region	907	969	74	54	662	592	602	549	2,245	2,164	3.7
Ajax	132	176	46	6	49	90	272	0	499	272	83.5
Brock	10	9	0	0	0	0	0	0	10	9	11.1
Clarington	234	279	2	0	24	108	237	63	497	450	10.4
Oshawa	322	234	22	20	102	171	77	181	523	606	-13.7
Pickering	115	98	2	4	294	63	16	169	427	334	27.8
Scugog	4	8	0	0	0	0	0	0	4	8	-50.0
Uxbridge	48	38	2	8	7	47	0	0	57	93	-38.7
Whitby	42	127	0	16	186	113	0	136	228	392	-41.8
Remainder of Toronto CMA	807	887	78	68	321	299	0	3	1,206	1,257	-4.1
Bradford West Gwillimbury	298	338	0	42	22	72	0	0	320	452	-29.2
Town of Mono	22	108	0	0	0	0	0	0	22	108	-79.6
New Tecumseth	445	431	78	26	103	122	0	0	626	579	8.1
Orangeville	42	10	0	0	196	105	0	3	238	118	101.7
Toronto CMA	6,334	8,178	800	706	5,291	4,023	12,170	12,487	24,595	25,394	-3.1
Oshawa CMA	598	640	24	36	312	392	314	380	1,248	1,448	-13.8
Greater Toronto Area (GTA)	6,207	8,000	746	674	5,282	4,129	12,748	13,086	24,983	25,889	-3.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Toronto City	3	220	0	0	243	1,601	0	13
Toronto	3	4	0	0	243	1,305	0	13
East York	0	0	0	0	0	0	0	0
Etobicoke	0	68	0	0	0	170	0	0
North York	0	148	0	0	0	0	0	0
Scarborough	0	0	0	0	0	105	0	0
York	0	0	0	0	0	21	0	0
York Region	93	96	0	0	288	0	0	6
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	8	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	6	43	0	0	260	0	0	0
Newmarket	5	0	0	0	0	0	0	6
Richmond Hill	0	26	0	0	0	0	0	0
Vaughan	82	14	0	0	28	0	0	0
Whitchurch-Stouffville	0	5	0	0	0	0	0	0
Peel Region	0	4	0	0	234	116	0	0
Brampton	0	0	0	0	0	113	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	4	0	0	234	3	0	0
Halton Region	192	115	0	0	0	244	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	12	0	0	0	0	0	0
Milton	96	35	0	0	0	0	0	0
Oakville	96	68	0	0	0	244	0	0
Durham Region	90	49	0	0	128	0	14	152
Ajax	0	29	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	6	0	0	112	0	14	0
Oshawa	26	11	0	0	0	0	0	152
Pickering	13	0	0	0	16	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	3	0	0	0	0	0	0
Whitby	31	0	0	0	0	0	0	0
Remainder of Toronto CMA	16	43	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	16	25	0	0	0	0	0	0
Toronto CMA	317	510	0	0	781	1,961	0	19
Oshawa CMA	77	17	0	0	112	0	14	152
Greater Toronto Area (GTA)	378	484	0	0	893	1,961	14	171

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	660	362	74	38	6,139	9,004	1,501	491
Toronto	61	80	54	22	2,665	6,005	859	491
East York	0	0	0	0	66	316	0	0
Etobicoke	129	134	0	0	1,425	1,335	1	0
North York	282	148	20	16	1,116	1,003	641	0
Scarborough	188	0	0	0	867	121	0	0
York	0	0	0	0	0	224	0	0
York Region	1,653	1,155	0	0	3,325	382	25	39
Aurora	15	349	0	0	0	95	0	0
East Gwillimbury	321	36	0	0	0	0	0	0
Georgina Township	20	42	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	639	248	0	0	1,102	0	0	0
Newmarket	60	31	0	0	0	0	0	6
Richmond Hill	73	129	0	0	1,353	99	0	0
Vaughan	463	265	0	0	870	188	25	33
Whitchurch-Stouffville	62	37	0	0	0	0	0	0
Peel Region	1,064	1,355	0	0	588	1,198	6	336
Brampton	847	1,073	0	0	354	552	6	12
Caledon	187	142	0	0	0	0	0	0
Mississauga	30	140	0	0	234	646	0	324
Halton Region	1,169	627	0	0	562	1,087	0	0
Burlington	0	13	0	0	264	222	0	0
Halton Hills	0	69	0	0	0	0	0	0
Milton	511	108	0	0	0	186	0	0
Oakville	658	437	0	0	298	679	0	0
Durham Region	662	592	0	0	239	364	363	185
Ajax	49	90	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	24	108	0	0	223	59	14	4
Oshawa	102	171	0	0	0	0	77	181
Pickering	294	63	0	0	16	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	47	0	0	0	0	0	0
Whitby	186	113	0	0	0	136	0	0
Remainder of Toronto CMA	302	262	19	37	0	0	0	3
Bradford West Gwillimbury	22	72	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	103	122	0	0	0	0	0	0
Orangeville	177	68	19	37	0	0	0	3
Toronto CMA	5,198	3,948	93	75	10,366	11,618	1,804	869
Oshawa CMA	312	392	0	0	223	195	91	185
Greater Toronto Area (GTA)	5,208	4,091	74	38	10,853	12,035	1,895	1,051

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Toronto City	90	299	243	1,669	0	13	333	1,981
Toronto	15	5	243	1,305	0	13	258	1,323
East York	1	7	0	0	0	0	1	7
Etobicoke	10	29	0	238	0	0	10	267
North York	48	226	0	0	0	0	48	226
Scarborough	7	24	0	105	0	0	7	129
York	9	8	0	21	0	0	9	29
York Region	404	536	288	14	0	6	692	556
Aurora	2	38	0	0	0	0	2	38
East Gwillimbury	90	114	0	0	0	0	90	114
Georgina Township	9	11	0	0	0	0	9	11
King Township	8	27	0	0	0	0	8	27
Markham	14	116	260	0	0	0	274	116
Newmarket	39	28	0	0	0	6	39	34
Richmond Hill	7	77	0	0	0	0	7	77
Vaughan	206	103	28	14	0	0	234	117
Whitchurch-Stouffville	29	22	0	0	0	0	29	22
Peel Region	151	206	245	113	0	0	396	319
Brampton	118	167	11	113	0	0	129	280
Caledon	11	24	0	0	0	0	11	24
Mississauga	22	15	234	0	0	0	256	15
Halton Region	344	199	24	244	0	0	368	443
Burlington	16	12	0	0	0	0	16	12
Halton Hills	28	21	0	0	0	0	28	21
Milton	137	57	0	0	0	0	137	57
Oakville	163	109	24	244	0	0	187	353
Durham Region	130	123	194	33	14	152	338	308
Ajax	29	25	0	33	0	0	29	58
Brock	1	4	0	0	0	0	1	4
Clarington	27	23	127	0	14	0	168	23
Oshawa	46	43	20	0	0	152	66	195
Pickering	16	17	16	0	0	0	32	17
Scugog	0	1	0	0	0	0	0	1
Uxbridge	9	4	0	0	0	0	9	4
Whitby	2	6	31	0	0	0	33	6
Remainder of Toronto CMA	154	149	0	7	0	0	154	156
Bradford West Gwillimbury	64	42	0	0	0	0	64	42
Town of Mono	0	25	0	0	0	0	0	25
New Tecumseth	74	56	0	0	0	0	74	56
Orangeville	16	26	0	7	0	0	16	33
Toronto CMA	1,181	1,423	816	2,080	0	19	1,997	3,522
Oshawa CMA	75	72	178	0	14	152	267	224
Greater Toronto Area (GTA)	1,119	1,363	994	2,073	14	171	2,127	3,607

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	1,135	1,071	6,306	9,138	1,575	529	9,016	10,738
Toronto	146	190	2,667	6,005	913	513	3,726	6,708
East York	31	57	66	316	0	0	97	373
Etobicoke	233	220	1,425	1,469	1	0	1,659	1,689
North York	538	472	1,162	1,003	661	16	2,361	1,491
Scarborough	159	88	986	121	0	0	1,145	209
York	28	44	0	224	0	0	28	268
York Region	4,129	3,595	3,328	540	25	39	7,482	4,174
Aurora	198	839	3	97	0	0	201	936
East Gwillimbury	1,228	297	0	0	0	0	1,228	297
Georgina Township	96	258	0	0	0	0	96	258
King Township	224	271	0	0	0	0	224	271
Markham	726	424	1,102	8	0	0	1,828	432
Newmarket	264	221	0	0	0	6	264	227
Richmond Hill	236	380	1,353	135	0	0	1,589	515
Vaughan	954	721	870	300	25	33	1,849	1,054
Whitchurch-Stouffville	203	184	0	0	0	0	203	184
Peel Region	2,804	4,679	673	1,224	6	336	3,483	6,239
Brampton	2,251	3,987	439	581	6	12	2,696	4,580
Caledon	360	421	0	0	0	0	360	421
Mississauga	193	271	234	643	0	324	427	1,238
Halton Region	1,878	1,470	879	1,104	0	0	2,757	2,574
Burlington	68	52	264	235	0	0	332	287
Halton Hills	58	124	0	0	0	0	58	124
Milton	841	471	0	186	0	0	841	657
Oakville	911	823	615	683	0	0	1,526	1,506
Durham Region	1,282	1,437	600	542	363	185	2,245	2,164
Ajax	227	216	0	56	272	0	499	272
Brock	10	9	0	0	0	0	10	9
Clarington	241	351	242	95	14	4	497	450
Oshawa	362	425	84	0	77	181	523	606
Pickering	308	124	119	210	0	0	427	334
Scugog	4	8	0	0	0	0	4	8
Uxbridge	57	92	0	1	0	0	57	93
Whitby	73	212	155	180	0	0	228	392
Remainder of Toronto CMA	1,143	1,207	44	10	19	40	1,206	1,257
Bradford West Gwillimbury	320	452	0	0	0	0	320	452
Town of Mono	22	108	0	0	0	0	22	108
New Tecumseth	606	576	20	3	0	0	626	579
Orangeville	195	71	24	7	19	40	238	118
Toronto CMA	11,613	12,402	11,085	12,048	1,897	944	24,595	25,394
Oshawa CMA	676	988	481	275	91	185	1,248	1,448
Greater Toronto Area (GTA)	11,228	12,252	11,786	12,548	1,969	1,089	24,983	25,889

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2018	0	0.0	0	0.0	0	0.0	7	10.4	60	89.6	67	2,200,000	2,031,926
August 2017	0	0.0	3	3.4	9	10.1	12	13.5	65	73.0	89	1,300,000	1,451,134
Year-to-date 2018	1	0.2	0	0.0	2	0.4	45	8.7	468	90.7	516	2,000,000	2,008,383
Year-to-date 2017	1	0.2	3	0.5	14	2.2	81	12.6	546	84.7	645	1,875,000	1,815,475
Toronto													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	2.7	36	97.3	37	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	5.6	51	94.4	54	-	-
East York													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Etobicoke													
August 2018	0	0.0	0	0.0	0	0.0	5	33.3	10	66.7	15	-	-
August 2017	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	-	-
Year-to-date 2018	1	0.8	0	0.0	0	0.0	16	13.1	105	86.1	122	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	45	22.7	153	77.3	198	930,000	1,035,633
North York													
August 2018	0	0.0	0	0.0	0	0.0	1	2.8	35	97.2	36	-	2,051,250
August 2017	0	0.0	3	7.5	9	22.5	5	12.5	23	57.5	40	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	24	9.5	228	90.5	252	930,000	1,394,286
Year-to-date 2017	0	0.0	3	1.1	9	3.4	6	2.3	245	93.2	263	-	-
Scarborough													
August 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
August 2017	0	0.0	0	0.0	0	0.0	5	21.7	18	78.3	23	-	-
Year-to-date 2018	0	0.0	0	0.0	2	2.5	2	2.5	76	95.0	80	-	-
Year-to-date 2017	1	1.0	0	0.0	4	4.2	21	21.9	70	72.9	96	-	-
York													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
August 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	-	-
Year-to-date 2017	0	0.0	0	0.0	1	4.2	6	25.0	17	70.8	24	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2018	3	1.0	57	19.0	22	7.3	73	24.3	145	48.3	300	982,500	1,268,278
August 2017	13	3.0	44	10.2	62	14.4	63	14.7	248	57.7	430	1,090,000	1,186,130
Year-to-date 2018	157	6.6	484	20.5	291	12.3	309	13.1	1,122	47.5	2,363	952,500	1,225,010
Year-to-date 2017	85	3.5	256	10.4	361	14.7	401	16.3	1,360	55.2	2,463	1,075,000	1,217,733
Aurora													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2017	0	0.0	0	0.0	1	2.6	4	10.5	33	86.8	38	1,155,000	1,184,009
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.7	179	97.3	184	1,445,000	1,583,326
Year-to-date 2017	0	0.0	0	0.0	37	8.7	94	22.2	293	69.1	424	1,240,000	1,209,247
East Gwillimbury													
August 2018	1	1.1	52	57.8	20	22.2	17	18.9	0	0.0	90	635,000	665,579
August 2017	9	9.0	37	37.0	41	41.0	13	13.0	0	0.0	100	670,000	661,667
Year-to-date 2018	147	17.4	441	52.3	202	24.0	51	6.0	2	0.2	843	600,000	607,163
Year-to-date 2017	46	18.0	63	24.7	115	45.1	31	12.2	0	0.0	255	660,000	648,797
Georgina Township													
August 2018	2	22.2	3	33.3	0	0.0	3	33.3	1	11.1	9	-	-
August 2017	3	27.3	6	54.5	1	9.1	1	9.1	0	0.0	11	595,000	611,808
Year-to-date 2018	7	9.7	35	48.6	11	15.3	13	18.1	6	8.3	72	590,000	709,765
Year-to-date 2017	35	16.4	148	69.5	19	8.9	9	4.2	2	0.9	213	575,000	597,606
King Township													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	2,036,105
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,300,000	1,535,919
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.4	203	97.6	208	1,597,500	1,739,515
Year-to-date 2017	1	0.4	0	0.0	9	3.6	27	10.7	216	85.4	253	1,250,000	1,434,300
Markham													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	63	100.0	63	1,200,000	1,367,060
Year-to-date 2018	1	1.4	1	1.4	1	1.4	13	18.6	54	77.1	70	1,200,000	1,448,800
Year-to-date 2017	0	0.0	0	0.0	2	1.2	47	28.8	114	69.9	163	1,150,000	1,555,852
Newmarket													
August 2018	0	0.0	2	5.9	2	5.9	30	88.2	0	0.0	34	880,000	849,844
August 2017	0	0.0	0	0.0	5	17.9	3	10.7	20	71.4	28	1,035,000	991,134
Year-to-date 2018	1	0.5	2	1.0	66	32.4	107	52.5	28	13.7	204	855,000	855,897
Year-to-date 2017	1	0.5	22	12.0	57	31.0	29	15.8	75	40.8	184	855,000	874,140
Richmond Hill													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	3,255,714
August 2017	0	0.0	0	0.0	0	0.0	14	32.6	29	67.4	43	1,330,000	1,684,148
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	0.6	156	99.4	157	2,275,000	2,626,059
Year-to-date 2017	0	0.0	0	0.0	8	3.0	14	5.3	243	91.7	265	1,580,000	1,830,983
Vaughan													
August 2018	0	0.0	0	0.0	0	0.0	4	3.4	115	96.6	119	1,665,000	1,745,765
August 2017	0	0.0	0	0.0	0	0.0	27	26.2	76	73.8	103	1,360,000	1,476,886
Year-to-date 2018	0	0.0	0	0.0	0	0.0	41	8.5	443	91.5	484	1,660,000	1,762,273
Year-to-date 2017	0	0.0	0	0.0	5	0.9	146	26.1	409	73.0	560	1,255,000	1,423,848
Whitchurch-Stouffville													
August 2018	0	0.0	0	0.0	0	0.0	19	65.5	10	34.5	29	995,000	978,418
August 2017	1	5.9	1	5.9	14	82.4	1	5.9	0	0.0	17	740,000	721,345
Year-to-date 2018	1	0.7	5	3.5	11	7.8	73	51.8	51	36.2	141	930,000	910,845
Year-to-date 2017	2	1.4	23	15.8	109	74.7	4	2.7	8	5.5	146	740,000	756,428

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2018	21	13.3	42	26.6	39	24.7	23	14.6	33	20.9	158	707,500	887,862
August 2017	49	24.7	61	30.8	58	29.3	17	8.6	13	6.6	198	610,000	640,094
Year-to-date 2018	195	12.7	492	32.0	432	28.1	221	14.4	196	12.8	1,536	675,000	763,889
Year-to-date 2017	286	9.7	951	32.2	1,007	34.1	480	16.3	227	7.7	2,951	675,000	721,807
Brampton													
August 2018	21	16.3	36	27.9	34	26.4	23	17.8	15	11.6	129	670,000	695,692
August 2017	46	27.5	59	35.3	41	24.6	15	9.0	6	3.6	167	590,000	634,159
Year-to-date 2018	187	14.7	421	33.1	376	29.6	201	15.8	86	6.8	1,271	665,000	693,145
Year-to-date 2017	278	10.7	922	35.4	846	32.5	439	16.9	119	4.6	2,604	665,000	690,625
Caledon													
August 2018	0	0.0	6	54.5	5	45.5	0	0.0	0	0.0	11	650,000	671,991
August 2017	3	12.0	2	8.0	17	68.0	2	8.0	1	4.0	25	705,000	679,740
Year-to-date 2018	8	4.9	71	43.6	56	34.4	19	11.7	9	5.5	163	665,000	707,446
Year-to-date 2017	8	3.1	29	11.4	161	63.1	36	14.1	21	8.2	255	725,000	772,657
Mississauga													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,540,000	2,397,000
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	1.0	101	99.0	102	1,450,000	1,765,060
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	5.4	87	94.6	92	1,450,000	1,585,492
Halton Region													
August 2018	0	0.0	0	0.0	6	4.3	23	16.4	111	79.3	140	1,205,000	1,311,965
August 2017	1	1.2	0	0.0	1	1.2	34	42.0	45	55.6	81	1,270,000	1,691,759
Year-to-date 2018	0	0.0	0	0.0	76	9.7	167	21.4	537	68.8	780	1,160,000	1,317,125
Year-to-date 2017	2	0.2	17	2.1	173	21.3	361	44.3	261	32.1	814	885,000	1,223,956
Burlington													
August 2018	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	-	-
August 2017	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	18	26.1	51	73.9	69	-	1,498,685
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	9.8	46	90.2	51	-	2,226,250
Halton Hills													
August 2018	0	0.0	0	0.0	0	0.0	6	21.4	22	78.6	28	1,152,500	1,118,198
August 2017	0	0.0	0	0.0	1	11.1	7	77.8	1	11.1	9	-	1,156,689
Year-to-date 2018	0	0.0	0	0.0	5	8.6	13	22.4	40	69.0	58	1,152,500	1,218,197
Year-to-date 2017	0	0.0	0	0.0	6	10.9	37	67.3	12	21.8	55	1,175,000	1,133,264
Milton													
August 2018	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	1,075,000	1,066,536
August 2017	1	4.5	0	0.0	0	0.0	21	95.5	0	0.0	22	875,000	863,341
Year-to-date 2018	0	0.0	0	0.0	30	17.0	93	52.8	53	30.1	176	960,000	962,232
Year-to-date 2017	1	0.3	17	4.7	140	38.6	200	55.1	5	1.4	363	820,000	824,672
Oakville													
August 2018	0	0.0	0	0.0	6	7.1	9	10.6	70	82.4	85	1,555,000	1,407,555
August 2017	0	0.0	0	0.0	0	0.0	4	10.8	33	89.2	37	2,300,000	2,314,485
Year-to-date 2018	0	0.0	0	0.0	41	8.6	43	9.0	393	82.4	477	1,195,000	1,446,641
Year-to-date 2017	1	0.3	0	0.0	27	7.8	119	34.5	198	57.4	345	1,045,000	1,632,449

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2018	4	4.4	44	48.4	17	18.7	22	24.2	4	4.4	91	620,000	710,481
August 2017	7	7.1	44	44.4	28	28.3	17	17.2	3	3.0	99	665,000	680,788
Year-to-date 2018	54	6.2	328	37.9	226	26.1	195	22.5	63	7.3	866	685,000	732,115
Year-to-date 2017	265	28.6	314	33.9	209	22.6	110	11.9	28	3.0	926	570,000	602,580
Ajax													
August 2018	0	0.0	18	81.8	1	4.5	3	13.6	0	0.0	22	545,000	605,600
August 2017	0	0.0	10	38.5	14	53.8	0	0.0	2	7.7	26	660,000	680,714
Year-to-date 2018	0	0.0	57	43.2	22	16.7	49	37.1	4	3.0	132	700,000	748,102
Year-to-date 2017	0	0.0	74	43.5	91	53.5	0	0.0	5	2.9	170	660,000	652,568
Brock													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
August 2018	3	15.0	10	50.0	5	25.0	2	10.0	0	0.0	20	-	-
August 2017	2	11.8	15	88.2	0	0.0	0	0.0	0	0.0	17	-	581,412
Year-to-date 2018	35	16.1	114	52.5	49	22.6	16	7.4	3	1.4	217	625,000	627,015
Year-to-date 2017	156	59.3	90	34.2	11	4.2	5	1.9	1	0.4	263	480,000	505,823
Oshawa													
August 2018	0	0.0	14	35.0	8	20.0	15	37.5	3	7.5	40	752,500	767,775
August 2017	5	15.6	18	56.3	9	28.1	0	0.0	0	0.0	32	570,000	586,469
Year-to-date 2018	11	3.4	100	31.3	110	34.4	87	27.2	12	3.8	320	725,000	725,440
Year-to-date 2017	74	32.0	120	51.9	34	14.7	3	1.3	0	0.0	231	525,000	545,147
Pickering													
August 2018	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
August 2017	0	0.0	0	0.0	5	26.3	14	73.7	0	0.0	19	915,000	872,247
Year-to-date 2018	0	0.0	52	44.4	21	17.9	24	20.5	20	17.1	117	630,000	793,036
Year-to-date 2017	2	2.0	7	7.1	29	29.3	51	51.5	10	10.1	99	845,000	852,786
Scugog													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
August 2018	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	-	713,600
August 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	8	18.2	2	4.5	7	15.9	8	18.2	19	43.2	44	1,000,000	886,300
Year-to-date 2017	24	63.2	7	18.4	2	5.3	5	13.2	0	0.0	38	320,000	422,906
Whitby													
August 2018	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
August 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	948,750
Year-to-date 2018	0	0.0	3	8.3	17	47.2	11	30.6	5	13.9	36	-	801,875
Year-to-date 2017	9	7.2	16	12.8	42	33.6	46	36.8	12	9.6	125	707,500	793,641

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2018	12	9.1	93	70.5	16	12.1	11	8.3	0	0.0	132	590,000	616,338
August 2017	17	14.4	82	69.5	5	4.2	13	11.0	1	0.8	118	555,000	596,505
Year-to-date 2018	192	23.8	498	61.7	61	7.6	50	6.2	6	0.7	807	560,000	578,623
Year-to-date 2017	156	17.6	634	71.6	49	5.5	43	4.9	4	0.5	886	555,000	568,168
Bradford West Gwillimbury													
August 2018	4	6.3	59	92.2	1	1.6	0	0.0	0	0.0	64	592,500	584,459
August 2017	1	3.4	28	96.6	0	0.0	0	0.0	0	0.0	29	595,000	586,438
Year-to-date 2018	7	2.3	272	91.3	11	3.7	5	1.7	3	1.0	298	590,000	601,767
Year-to-date 2017	42	12.1	297	85.6	6	1.7	1	0.3	1	0.3	347	575,000	570,608
Town of Mono													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	6	24.0	5	20.0	13	52.0	1	4.0	25	-	785,500
Year-to-date 2018	9	40.9	5	22.7	3	13.6	3	13.6	2	9.1	22	-	562,022
Year-to-date 2017	2	1.9	24	22.4	38	35.5	41	38.3	2	1.9	107	780,000	759,952
New Tecumseth													
August 2018	8	11.8	34	50.0	15	22.1	11	16.2	0	0.0	68	590,000	646,342
August 2017	16	28.6	40	71.4	0	0.0	0	0.0	0	0.0	56	550,000	519,397
Year-to-date 2018	167	37.5	198	44.5	38	8.5	41	9.2	1	0.2	445	520,000	562,416
Year-to-date 2017	112	26.5	303	71.8	5	1.2	1	0.2	1	0.2	422	525,000	521,814
Orangeville													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	8	100.0	0	0.0	0	0.0	0	0.0	8	-	582,150
Year-to-date 2018	9	21.4	23	54.8	9	21.4	1	2.4	0	0.0	42	587,500	590,541
Year-to-date 2017	0	0.0	10	100.0	0	0.0	0	0.0	0	0.0	10	-	582,150
Toronto CMA													
August 2018	37	4.6	212	26.2	85	10.5	139	17.2	337	41.6	810	880,000	1,131,667
August 2017	80	8.4	201	21.2	154	16.2	151	15.9	363	38.3	949	850,000	1,046,926
Year-to-date 2018	553	8.9	1,585	25.5	912	14.6	855	13.7	2,321	37.3	6,226	810,000	1,082,484
Year-to-date 2017	556	6.9	1,949	24.3	1,726	21.5	1,417	17.7	2,367	29.5	8,015	780,000	989,728
Oshawa CMA													
August 2018	3	4.8	24	38.7	15	24.2	17	27.4	3	4.8	62	697,500	720,532
August 2017	7	13.2	33	62.3	9	17.0	3	5.7	1	1.9	53	595,000	612,189
Year-to-date 2018	46	8.0	217	37.9	176	30.7	114	19.9	20	3.5	573	670,000	694,344
Year-to-date 2017	239	38.6	226	36.5	87	14.1	54	8.7	13	2.1	619	530,000	577,993
Greater Toronto Area													
August 2018	28	3.7	143	18.9	84	11.1	148	19.6	353	46.7	756	960,000	1,210,104
August 2017	70	7.8	152	16.9	158	17.6	143	15.9	374	41.7	897	890,000	1,076,216
Year-to-date 2018	407	6.7	1,304	21.5	1,027	16.9	937	15.5	2,386	39.4	6,061	865,000	1,124,204
Year-to-date 2017	639	8.2	1,541	19.8	1,764	22.6	1,433	18.4	2,422	31.1	7,799	795,000	1,009,094

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2018

Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Toronto City	2,031,926	1,451,134	40.0	2,008,383	1,815,475	10.6
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	1,035,633	n/a
North York	2,051,250	-	n/a	1,394,286	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,268,278	1,186,130	6.9	1,225,010	1,217,733	0.6
Aurora	-	1,184,009	n/a	1,583,326	1,209,247	30.9
East Gwillimbury	665,579	661,667	0.6	607,163	648,797	-6.4
Georgina Township	-	611,808	n/a	709,765	597,606	18.8
King Township	2,036,105	1,535,919	32.6	1,739,515	1,434,300	21.3
Markham	-	1,367,060	n/a	1,448,800	1,555,852	-6.9
Newmarket	849,844	991,134	-14.3	855,897	874,140	-2.1
Richmond Hill	3,255,714	1,684,148	93.3	2,626,059	1,830,983	43.4
Vaughan	1,745,765	1,476,886	18.2	1,762,273	1,423,848	23.8
Whitchurch-Stouffville	978,418	721,345	35.6	910,845	756,428	20.4
Peel Region	887,862	640,094	38.7	763,889	721,807	5.8
Brampton	695,692	634,159	9.7	693,145	690,625	0.4
Caledon	671,991	679,740	-1.1	707,446	772,657	-8.4
Mississauga	2,397,000	-	n/a	1,765,060	1,585,492	11.3
Halton Region	1,311,965	1,691,759	-22.4	1,317,125	1,223,956	7.6
Burlington	-	-	n/a	1,498,685	2,226,250	-32.7
Halton Hills	1,118,198	1,156,689	-3.3	1,218,197	1,133,264	7.5
Milton	1,066,536	863,341	23.5	962,232	824,672	16.7
Oakville	1,407,555	2,314,485	-39.2	1,446,641	1,632,449	-11.4
Durham Region	710,481	680,788	4.4	732,115	602,580	21.5
Ajax	605,600	680,714	-11.0	748,102	652,568	14.6
Brock	-	-	n/a	-	-	n/a
Clarington	-	581,412	n/a	627,015	505,823	24.0
Oshawa	767,775	586,469	30.9	725,440	545,147	33.1
Pickering	-	872,247	n/a	793,036	852,786	-7.0
Scugog	-	-	n/a	-	-	n/a
Uxbridge	713,600	-	n/a	886,300	422,906	109.6
Whitby	-	948,750	n/a	801,875	793,641	1.0
Remainder of Toronto CMA	616,338	596,505	3.3	578,623	568,168	1.8
Bradford West Gwillimbury	584,459	586,438	-0.3	601,767	570,608	5.5
Town of Mono	-	785,500	n/a	562,022	759,952	-26.0
New Tecumseth	646,342	519,397	24.4	562,416	521,814	7.8
Orangeville	-	582,150	n/a	590,541	582,150	1.4
Toronto CMA	1,131,667	1,046,926	8.1	1,082,484	989,728	9.4
Oshawa CMA	720,532	612,189	17.7	694,344	577,993	20.1
Greater Toronto Area (GTA)	1,210,104	1,076,216	12.4	1,124,204	1,009,094	11.4

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

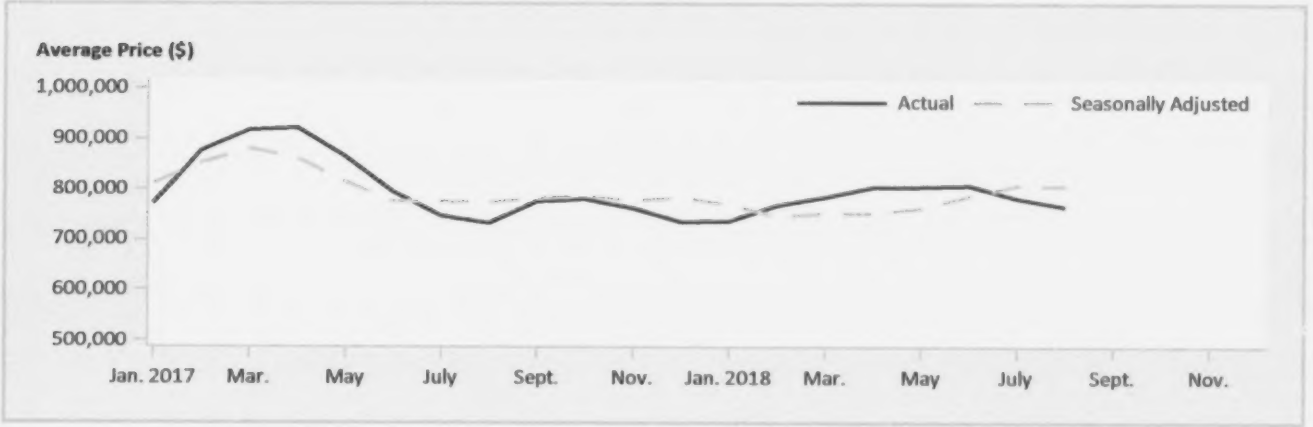


Figure 5.2a: MLS® Residential Sales for Toronto

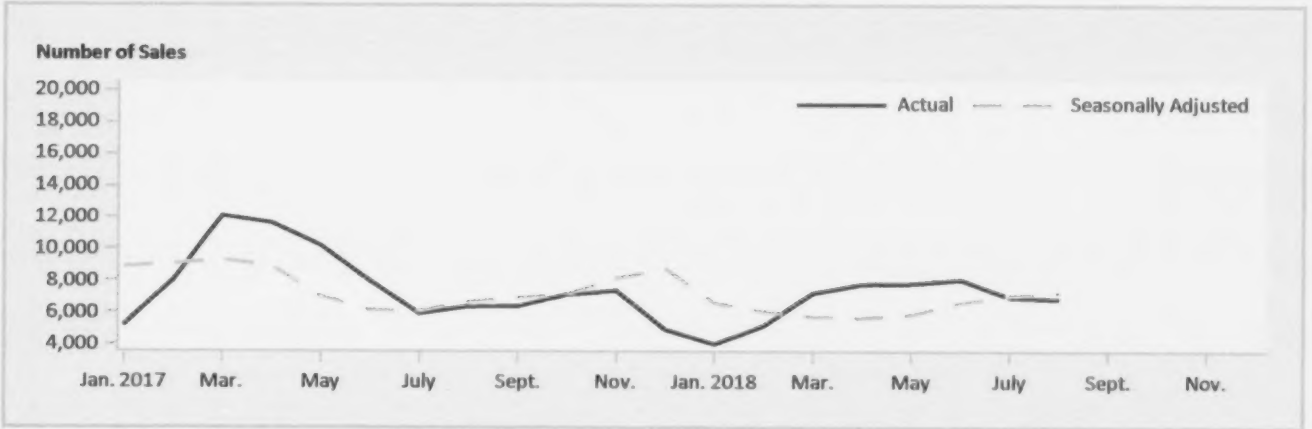
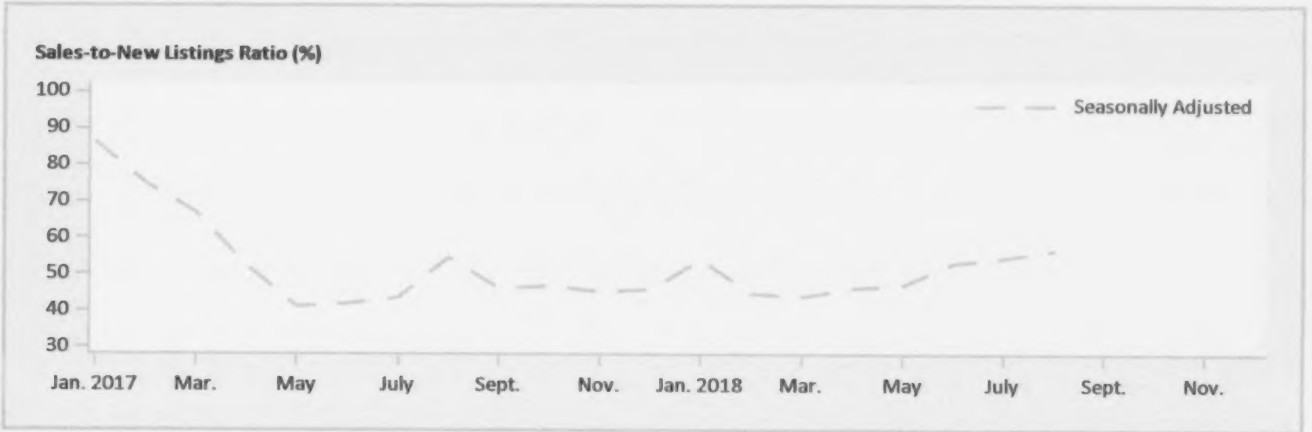


Figure 5.3a: MLS® Residential Sales-to-New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

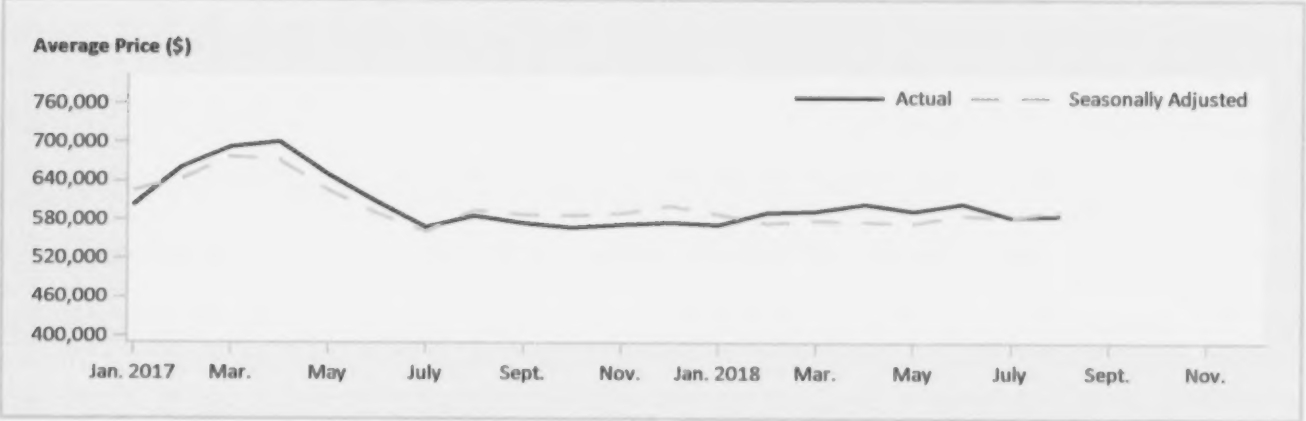


Figure 5.2b: MLS® Residential Sales for Durham Region

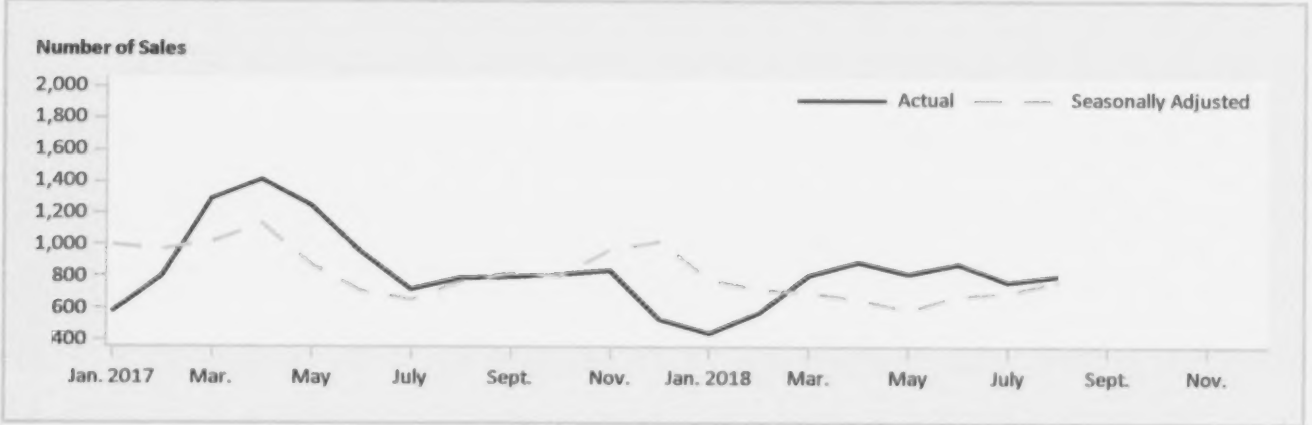
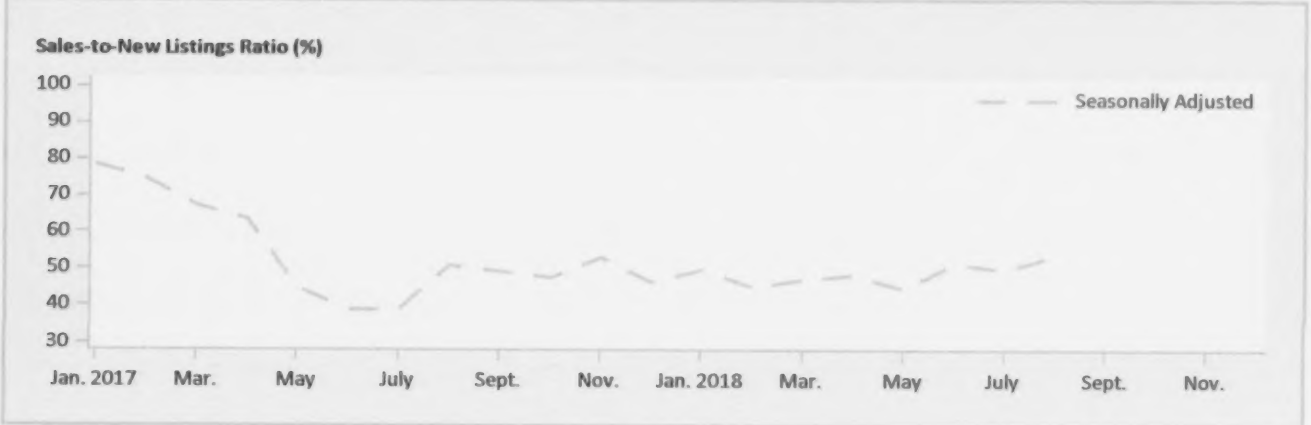


Figure 5.3b: MLS® Residential Sales to New Listings Ratio for Durham Region



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
August 2018

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	3,218	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,235	7.0	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,248	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,257	6.8	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,265	6.9	66.5	974
	June	561	3.14	4.64	104.6	134.2	3,267	6.7	66.3	974
	July	573	3.14	4.84	104.6	134.0	3,270	6.8	66.3	975
	August	573	3.14	4.84	104.6	133.8	3,274	6.3	65.9	983
	September	575	3.09	4.89	104.6	134.4	3,293	6.1	66.0	990
	October	581	3.24	4.99	104.7	134.3	3,315	5.9	66.2	994
	November	581	3.24	4.99	104.7	134.6	3,336	6.0	66.5	999
	December	581	3.24	4.99	104.7	134.0	3,356	6.0	66.9	1,005
2018	January	590	3.34	5.14	104.6	135.3	3,363	5.9	66.8	1,011
	February	590	3.34	5.14	104.0	136.0	3,364	5.8	66.6	1,015
	March	590	3.34	5.14	103.7	136.7	3,351	5.8	66.2	1,017
	April	590	3.34	5.14	103.2	136.8	3,342	5.9	66.0	1,023
	May	601	3.49	5.34	103.2	136.7	3,336	6.2	65.9	1,027
	June	601	3.49	5.34	103.2	137.5	3,340	6.3	65.9	1,028
	July	601	3.49	5.34	103.3	138.0	3,361	6.1	66.0	1,020
	August	601	3.49	5.34		137.9	3,350	6.1	65.7	1,016
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 2018

		Inteterest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.3	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.8	5.8	68.1	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	205.8	6.1	66.2	1,073
	May	561	3.14	4.64	104.6	133.7	209.5	5.9	67.2	1,077
	June	561	3.14	4.64	104.6	134.2	213.6	5.7	68.3	1,070
	July	573	3.14	4.84	104.6	134.0	213.3	5.7	68.1	1,063
	August	573	3.14	4.84	104.6	133.8	213.3	5.1	67.5	1,059
	September	575	3.09	4.89	104.6	134.4	212.4	4.8	66.9	1,067
	October	581	3.24	4.99	104.7	134.3	212.8	5.0	67.1	1,062
	November	581	3.24	4.99	104.7	134.6	211.3	5.4	66.8	1,055
	December	581	3.24	4.99	104.7	134.0	209.0	5.5	66.0	1,030
2018	January	590	3.34	5.14	104.6	135.3	207.9	5.2	65.4	1,025
	February	590	3.34	5.14	104.0	136.0	209.2	4.8	65.5	1,027
	March	590	3.34	5.14	103.7	136.7	214.0	4.5	66.6	1,045
	April	590	3.34	5.14	103.2	136.8	219.6	4.4	68.2	1,038
	May	601	3.49	5.34	103.2	136.7	224.9	4.5	69.7	1,025
	June	601	3.49	5.34	103.2	137.5	227.7	4.2	70.3	1,019
	July	601	3.49	5.34	103.3	138.0	227.2	4.4	70.1	1,018
	August	601	3.49	5.34		137.9	224.5	4.9	69.5	1,032
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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